

Town of Frederick Board of Trustees



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AM 2009-098

To Consider the Hauck Preserve Minor Subdivision

Agenda Date: October 13, 2009

Attachments:

- a. PCR-2009-24C Approval of Hauck Preserve Minor Subdivision with conditions
- b. Draft Planning Commission minutes dated September 15, 2009
- c. Resolution
- d. Ordinance
- e. Vicinity Map
- f. Minor Subdivision

Fiscal Note: None noted or provided Fiscal note

Maia Seaman
Finance Director

Submitted by: Jennifer Simmons
Planning Director

Approved for Presentation: [Signature]
Town Administrator

AV Use Anticipated Projector x Laptop

Certification of Board Approval:

Town Clerk

Date

Summary Statement:

Winston Associates, on behalf of Hauck Preserve at Idaho Creek LLC, has submitted an application for a minor subdivision. The property was approved for annexation in April 2008 with a zoning of Agricultural. The subdivision will plat the western 35.785 acres of land included in the annexation.

Detail of Issue/Request:

Applicant: Hauck Preserve at Idaho Creek, LLC
c/o Pamela Ray, Manager
669 Emerson St.
Denver, CO 80218

Property Owner: Hauck Preserve at Idaho Creek, LLC
Pamela Ray, Manager

Location and Zoning: The project is located north of CR 16.5, west of Bulrush Boulevard/CR 5. The majority of the property (35.132 acres) being platted is zoned Agricultural. Outlots D and G are zoned R-E, Estate, and comprise .653 acre total.

Surrounding land uses and zoning

North	Agriculture/Weld County Agricultural
South	Agriculture/Weld County Agricultural
East	Vacant land/Estate District
West	Agriculture/Weld County Agricultural

Discussion: Hauck Preserve at Idaho Creek has submitted an application for a minor subdivision. The plans have been referred to the following agencies as required by the Land Use Code: Frederick-Firestone Fire Protection District, St. Vrain Valley School District, Source Gas, United Power, Comcast, Qwest Communications, Carbon Valley Recreation District, Weld County Health Department and Environmental Health Services, Weld County Library District, Lefthand Water District, St. Vrain Sanitation District, US Post Office, Kerr-McGee, and Colorado Geological Survey.

The plat will affect 35.785 acres of land along the western side of the property. The remainder of the land that was annexed will remain unplatted at this time.

Review Criteria: The review criteria for a minor subdivision states that the minor subdivision shall meet the review criteria applicable to preliminary plat stated in Section 4.7.4. Those criteria are as follows:

- a. Preliminary plat review criteria. The Town shall use the following criteria to evaluate the applicant's request:
 - (1) The preliminary plat represents a functional system of land use and is consistent with the rationale and criteria set forth in this Code and the Comprehensive Plan.
 - (2) The application is consistent with the approved sketch plan and incorporates the Planning Commission's recommendations and conditions of approval.
 - (3) The land use mix within the project conforms to the Town's Zoning District Map and Comprehensive Land Use Map and furthers the goals and policies of the Comprehensive Plan, including:
 - (a) The proposed development promotes the Town's small-town, rural character;
 - (b) Proposed residential development adds diversity to the Town's housing supply;
 - (c) Proposed commercial development will benefit the Town's economic base;
 - (d) Parks and open space are incorporated into the site design;
 - (e) The proposed project protects the Town's environmental quality; and

- (f) The development enhances cultural, historical, educational and/or human service opportunities.
- (4) There is a need or desirability within the community for the applicant's development, and the development will help achieve a balance of land use and/or housing types within the Town, according to the Town's goals.

The requested plat represents a functional system of land use and is consistent with the rationale and criteria set forth in this Code and the Comprehensive Plan. It is consistent with the Concept Plan that was approved in conjunction with the annexation. The project conforms to the Town's Zoning District Map, Comprehensive Land Use Map, and furthers the goals and policies of the Comprehensive Plan. This project preserves the rural character through the preservation of land to be used for agricultural uses. The residential portion of the project will add to the diversity of the Town's housing supply. There is no commercial development associated with this project. The Town's environmental quality is preserved and cultural and historical opportunities are enhanced through the agricultural opportunities preserved on the property.

Public Notice: This project was properly noticed according to the requirements of Section 4.5.8 of the Frederick Land Use Code. At the time of writing this report, no public comment has been provided to the Planning Department.

Planning Commission: The Planning Commission considered this item at a public hearing held September 15, 2009. No one testified at the public hearing. The Commission voted unanimously to recommend approval of PCR-2009-24C as is attached to this communication. The conditions in the PCR have been modified in the attached resolution and ordinance to reflect the most recent status of the project.

Legal/Political Considerations:

Not Applicable.

Alternatives/Options:

The Board of Trustees may choose from the following options:

- Approve the request.
- Deny the request.
- Approve the request with conditions.

Financial Considerations:

Not Applicable.

Staff Recommendation:

Staff recommends approval of the request with conditions as drafted in the ordinance.